

156.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

724,800 /

724,800

USE VALUE:

724,800 /

724,800

ASSESSED:

724,800 /

724,800

103783

GIS Ref

GIS Ref

Insp Date

01/20/18

!12219!

PRINT

Date

Time

12/30/21

14:10:33

LAST REV

Date

Time

04/09/18

12:19:24

apro

12219

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PROPERTY LOCATION

No

Alt No

Direction/Street/City

165

CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LYNCH MICHAEL/JUSTINE A

Owner 2:

Owner 3:

Street 1: 165 CEDAR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

PREVIOUS OWNER

Owner 1: LYNCH MICHAEL -

Owner 2: -

Street 1: 165 CEDAR AVE

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1947, having primarily Vinyl Exterior and 1320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

8

Ledge

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

4558

Sq. Ft.

Site

0

80.

1.22

9

445,393

445,400

IN PROCESS APPRAISAL SUMMARY

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

4558.000

278,700

700

445,400

724,800

Total Card

0.105

278,700

700

445,400

724,800

Total Parcel

0.105

278,700

700

445,400

724,800

Source: Market Adj Cost

Total Value per SQ unit /Card: 549.09

/Parcel: 549.09

Legal Description

User Acct

103783

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

156.0-0003-0002.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

278,700

700

4,558.

445,400

724,800

Year end

12/23/2021

2021

101

FV

271,300

700

4,558.

445,400

717,400

Year End Roll

12/10/2020

2020

101

FV

271,400

700

4,558.

445,400

717,500

717,500

Year End Roll

12/18/2019

2019

101

FV

218,100

700

4,558.

417,600

636,400

636,400

Year End Roll

1/3/2019

2018

101

FV

216,600

300

4,558.

345,200

562,100

562,100

Year End Roll

12/20/2017

2017

101

FV

216,600

300

4,558.

317,300

534,200

534,200

Year End Roll

1/3/2017

2016

101

FV

216,600

300

4,558.

289,500

506,400

506,400

Year End

1/4/2016

2015

101

FV

208,300

300

4,558.

283,900

492,500

492,500

Year End Roll

12/11/2014

SALES INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

LYNCH MICHAEL

46805-455

1/11/2006

Family

1

No

No

NEVILLE KAREN

31055-600

1/14/2000

314,000

No

No

13011-619

7/8/1976

No

No

N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

6/3/2014

581

Redo Kit

23,000

ACTIVITY INFORMATION

Date

Result

By

Name

1/20/2018

MEAS&NOTICE

HS

Hanne S

6/23/2014

Info Fm Prmt

PC

PHIL C

5/8/2009

Inspected

189

PATRIOT

1/9/2009

Measured

372

PATRIOT

3/30/2000

MLS

MM

Mary M

11/30/1999

Mailer Sent

11/23/1999

Entry Denied

268

PATRIOT

1/1/1982

PS

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.10464

Total SF/SM: 4558

Parcel LUC: 101

One Family

Prime NB Desc

Brackett

Total: 445,393

Spl Credit

Total: 445,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

